

Article 5. District Purpose Statements and Supplemental Standards

5.1 Residential Zoning Districts

Occupancy of any dwelling in the following districts shall be limited to "family" as defined by this UDO.

A. Agricultural-Open (A-O)

This district includes lands within the corporate limits of the City, which are not subdivided and are relatively undeveloped. This district is intended to be applied to land which is used for agricultural, very low-intensity residential, or open space uses, but which is projected in the Comprehensive Plan for conversion to more intensive urban uses at such time as community services are available and community needs for such uses are present. As such, it is a reserved area in which the future growth of the City can occur.

B. Rural Residential Subdivision (A-OR)

This district allows different infrastructure standards from the more urbanized developments within the City, and is intended for developments of a minimum of 50 acres that are to be subdivided into single-family tracts no smaller than one acre each. Generally, locations are intended to be at the periphery of the City where infrastructure may not yet be available and not within the urbanized core. In the developed area of the City, where infrastructure is available for extension, there may be locations where a rural subdivision would be appropriate depending on surrounding land uses and the existing road system.

C. Single-Family Residential (R-1)

This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

D. Single-Family Residential (R-1B)

This district is designed to provide land for detached single-family residential suburban development. This district contains lots that are larger than the minimum R-1 lot, but smaller than the minimum A-OR.

E. Duplex Residential (R-2)

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to R-1, Single-Family Residential Standards.
2. Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

F. Townhouse (R-3)

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually platted lots.

The following supplemental standards shall apply to this district:

Single-family dwellings shall conform to R-1, Single-Family Residential standards.

G. Multi-Family (R-4)

This district provides land for development of apartment and condominium units at low to medium densities. This district may serve as a transitional zone between lower density residential areas and other residential or non-residential areas.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to R-1, Single-Family Residential standards.
2. Duplex dwelling units shall conform to R-2, Duplex Residential standards.
3. Townhouse dwelling units shall conform to R-3, Townhouse standards.

H. High Density Multi-Family (R-6)

This district contains land used for a variety of housing types, but primarily multiple family dwellings. This district is designed to provide the highest density in the community for developments in close proximity to the University.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to R-1, Single-Family Residential standards.
2. Duplex dwelling units shall conform to R-2, Duplex Residential standards.
3. Townhouse dwelling units shall conform to R-3, Townhouse standards.

I. Manufactured Home Park (R-7)

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
2. Minimum manufactured home park area is two contiguous acres.
3. Maximum gross density shall be 10 dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be 15 feet.
5. Minimum setback for a manufactured home from a lot line shall be 15 feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be 15 feet.
7. Minimum setback between two manufactured homes shall be 15 feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.

8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within 200 feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.

5.2 Residential Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

	Residential Zoning Districts									Accessory Structures
	A-0	A-OR	R-1	R-1B	R-2	R-3	R-4	R-6	R-7	
Min. Lot Area per Dwelling Unit (DU)	5 Acres	1 Acre	5,000 SF	8,000 SF	3,500 SF	2,000 SF	None	None		Refer to Section 6.4. Accessory Uses
Min. Lot Width	None	None	50'	None	35'/DU(E)	None	None	None		
Min. Lot Depth	None	None	100'	None	100'	None	25'	None		
Min. Front Setback (H)	50'	50'	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)		
Min. Side Setback	20'	20'	7.5'	7.5'(C)	7.5'(C)	(A)	(A)(B)	(A)(B)		
Min. Street Side Setback	15'	15'	15'	15'	15'	15'	15'	15'		
Min. Side Setback between Structures (B)			15'	15'	15'	7.5'	7.5'	7.5'		
Min. Rear Setback	50'	50'	20'	25'	20'(F)	20'	20'	20'		
Max. Height	35'	35'	2.5 Stories/ 35'	2.5 Stories/ 35'	2.5 Stories/ 35'	35'	G	G		
Max. Dwelling Units/Acre	0.2	1.0	8.0	6.0	12.0	14.0	20.0	30.0	10.0	N/A

Notes:

- (A) A minimum side setback of 7.5 feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within 15 feet of another primary structure. See Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to 15 feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to 30 feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to 15 feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 7.1.H, Height.
- (H) Reference Section 7.1.D.1.e for lots created by plat prior to July 15, 1970.

5.3 Non-Residential Zoning Districts

A. Administrative-Professional (A-P)

This district will accommodate selected commercial businesses that provide a service rather than sell products, either retail or wholesale. The uses allowed have relatively low traffic generation and require limited location identification.

B. General Commercial (C-1)

This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

C. Commercial-Industrial (C-2)

This district is designed to provide a location for outlets offering good and services to a limited segment of the general public. The uses included primarily serve other commercial and industrial enterprises.

D. Light Commercial (C-3)

This district is designed to provide locations for commercial sites that are too small for many permitted uses in the C-1, General Commercial District. These are moderately low traffic generators that have little impact on adjacent areas or on adjacent thoroughfares.

The following supplemental standard shall apply to this district:

No C-3 zoning district, including adjacent C-3 zoning districts, shall exceed a combined total of five acres in area.

E. Light Industrial (M-1)

This district is provided for offices, research and development activities and high technological, light manufacturing, non-polluting industries that are self-contained. It is further intended that the Light Industrial District may be compatible with adjacent uses in any other district, depending upon the character of the operation and the conditions imposed.

F. Heavy Industrial (M-2)

This district is designed to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the C-2 and M-1 zoning districts. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses.

G. College and University (C-U)

This district is applied to land which is located within the boundaries of the Texas A&M University campus or are owned by the University.

H. Research & Development (R&D)

This district is designed for administrative and professional offices, and research and development oriented light industrial uses meeting the standards and performance criteria established in this section. These uses could be compatible with low intensity uses and all residential uses, thereby maintaining the character and integrity of neighborhoods. This district should be carefully located in areas where there is sufficient access to arterial level thoroughfares. The following supplemental standards shall apply to this district:

1. Performance Criteria for All Uses

- a. Impervious Surface:** Impervious surface is limited to 70 percent.
- b. Floor Area Ratio (FAR):** The maximum FAR in this district shall not exceed 50 percent.
- c. Building Materials:** All main buildings shall have not less than 90 percent of the total exterior walls, excluding doors, windows and window walls, constructed or faced with brick, stone, masonry, stucco or precast concrete panels.
- d. Signs:** Any detached or freestanding signage shall meet the criteria for low-profile signs established in Section 7.4, Signs. Materials shall match building facade materials.
- e. Other District Regulations:** Uses should be designed to provide adequate access and internal circulation such that travel through residentially-zoned or developed areas is precluded. All processes are to be conducted inside buildings and there shall be no outside storage or business activity. Any business operations occurring during the hours between 7 p.m. and 6 a.m. must meet all the performance criteria established in this section, as well as limit vehicular access into the site through a designated access point that mitigates any adverse impacts of the traffic on surrounding residential areas.

2. Additional Standards

- a.** This section may be applied to any conditional use proposed in this district when either the Administrator or Development Engineer believe that the existing performance standards contained in this UDO are insufficient to address the proposed use because of its technology or processes and thus, will not effectively protect adjacent existing or future land uses. One or both shall so advise the Planning and Zoning Commission in writing.
- b.** In such cases, the Planning and Zoning Commission shall hold a hearing to determine whether a professional investigation or analysis should be performed to identify and establish additional reasonable standards. If so determined, based on the information presented at the hearing, the Planning and Zoning Commission will identify the areas to be investigated and analyzed and will direct the staff to conduct the appropriate research necessary to develop standards for successful management of the new project. Any and all costs incurred by the City to develop additional standards shall be charged to the applicant and included as an addition to the cost of either the building permit fee or zoning application fee.

5.4 Non-Residential Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Non-Residential Zoning Districts, unless otherwise identified in this UDO:

	Non-Residential Zoning Districts						
	A-P	C-1	C-2	C-3	M-1	M-2	R&D
Min. Lot Area	None	None	None	None	None	None	20,000 SF
Min. Lot Width	24'	24'	24'	24'	100'	None	100'
Min. Lot Depth	100'	100'	100'	100'	200'	None	200'
Min. Front Setback	25'	25'	25'	25'	25'	25'	30'
Min. Side Setback	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	30' (B)
Min. St. Side Setback	15'	15'	15'	15'	15'	25'	30'
Min. Rear Setback	15'	15'	15'	15'	15'	15'	30'(D)
Max. Height	(C)	(C)	(C)	(C)	(C)	(C)	(C)

Notes:

- (A) A minimum side setback of 7.5 feet shall be required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least 15 feet in width.
- (C) See Section 7.1.H, Height.
- (D) When abutting non-residentially zoned or used land, the rear setback may be reduced to 20 feet.

5.5 Planned Districts (P-MUD and PDD)

- A.** The Planned Mixed-Use District (P-MUD) and the Planned Development District (PDD) are intended to provide such flexibility and performance criteria which produce:
 1. A maximum choice in the type of environment for working and living available to the public;
 2. Open space and recreation areas;
 3. A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;
 4. A creative approach to the use of land and related physical development;
 5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;
 6. An environment of stable character in harmony with surrounding development; and
 7. A more desirable environment than would be possible through strict application of other sections or districts in this UDO.
- B. Planned Mixed-Use District (P-MUD):** The purpose of this district is to permit areas which encourage mixing of land uses such as retail/commercial, office, parks, multi-family, and attached single-family. These uses are developed together in a manner that allows interaction between the uses and that allows each use to support the other uses. Within any P-MUD, residential and non-residential land uses shall each constitute at least 20 percent of the overall land uses within the mixed-use development. The remaining 60 percent may be any combination of residential or non-residential land uses. The residential uses provide the patrons for the office and commercial uses. The

success of these mixed-use areas is directly related to the sensitive master planning of the site layout.

The P-MUD is appropriate in areas where the land use plan reflects mixed use as a land use category. A P-MUD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.

- C. Planned Development District (PDD):** The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial or residential uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility. A PDD should not be used to:

1. Guarantee specific site or building characteristics within a development;
2. Apply additional development standards to a single site;
3. Vary from certain development standards unless community benefits outweigh the requested modifications; or
4. Combine commercial and residential land uses. A P-MUD shall be used for mixed-use developments.

5.6 Design Districts

A. Wolf Pen Creek (WPC)

This district is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation was a predominantly open and undeveloped area challenged by drainage, erosion, and flooding issues. Development proposals are designed to encourage the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan.

The following supplemental standards shall apply to this district:

1. Development Criteria

- a. This Section is intended to ensure that development occurs in compliance with the Master Plan for the Wolf Pen Creek Corridor. Pertinent to appearance is the design of the site, building and structures, plantings, signs, street hardware, and miscellaneous other objects that are observed by the public.
- b. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values, and promote the public health, safety, and welfare.

- c. In order to create and then preserve a distinctive atmosphere and character in the Wolf Pen Creek development corridor, elements listed in 3.6.F, Additional Review Criteria, shall be considered in the review of all projects and proposals for development.

2. Dedication/Development of Drainage and Pedestrian Accessways

Except for minimum reservation areas dedicated or developed in accordance with the Wolf Pen Creek Master Plan, the flood fringe area may be reclaimed upon approval of reclamation plans by the City Engineer.

- a. The Upstream Phase of the development corridor along Wolf Pen Creek means the area between Texas Avenue and Dartmouth Drive. The area to be dedicated or developed consists of the floodway and the minimum reservation line as defined in the Wolf Pen Creek Master Plan and shall be referred to as the minimum reservation area.
- b. The Downstream Phase of the development corridor along Wolf Pen Creek means the area between Dartmouth Drive and the Earl Rudder Freeway. The area to be dedicated or developed consists of property described in Ordinance #2534 and shall be referred to as the minimum reservation area.
- c. Where applicable, the floodway and the minimum reservation line for the Upstream Phase of the development corridor, and/or the minimum reservation area for the Downstream Development Phase, shall be indicated on the site plan.
- d. Upon development of the property within the Wolf Pen Creek development corridor, the minimum reservation area may be:
 - (1) Dedicated in fee simple or as a drainage and access easement, or
 - (2) Improved by the developer to conform with the standards of the development corridor.
- e. Property within the minimum reservation area will:
 - (1) Provide drainage capacity necessary to convey the floodwaters of Wolf Pen Creek while accommodating the increased runoff from development of properties along the creek;
 - (2) Provide an area to accommodate pedestrian access from, to, and between developments along the banks of Wolf Pen Creek in order to lessen congestion along adjacent roadways for patrons of businesses along the corridor;
 - (3) Provide an area as necessary to address and prevent erosion of creek banks resulting from development both along the Creek in the development corridor and from floodwaters received from upstream of the development corridor;
 - (4) Provide an area necessary for public improvements to the development corridor including, but not limited to, trails, lighting, irrigation, benches, kiosks, foot bridges with hand rails, trash receptacles, culverts, signage, landscaping, emergency call boxes, public art, and bicycle racks; and
 - (5) Provide access for drainage and facilities maintenance as necessary to support private development within the development corridor.

- f. All development shall be in accordance with the Wolf Pen Creek Corridor Study and Master Plan (1988), the Revised Wolf Pen Creek Master Plan (1998) and the "Conceptual Plan, Trail System" prepared by Robert B. Ruth, dated February 25, 2001.
- g. Permitted private development within the minimum reservation area where dedication is not made may include, but is not limited to:
 - (1) Cleaning and removal of brush and bank stabilization;
 - (2) Erosion control;
 - (3) Pedestrian walkways, lighting, and access easements; and
 - (4) Preservation of the natural setting of the creek.
- h. Cross sections as shown in the original Wolf Pen Creek Master Plan shall be used in designing improvements unless otherwise approved by the Design Review Board.
- i. The developer or property owner may submit any improvements to the City for dedication. Upon acceptance, the City will maintain those facilities to the same standards as other public development along the creek.

3. Fill Materials

Fill materials must be placed or stored in accordance with a site plan approved by the Development Engineer.

- a. Fill must not be placed over existing utility lines without permission of the City of College Station.
- b. Fill must not be stored or placed under the driplines of any tree three inches or greater in caliper.
- c. Stored fill materials must be maintained in an aesthetically pleasing manner.
- d. Materials may be hauled in or excavated for lake construction.

4. Lighting

- a. On-site lighting shall be positioned to reduce glare and undesirable light.
- b. Sodium lights shall not be installed or used in the Wolf Pen Creek Corridor. Lighting to provide security or crime prevention, or as a requirement for insurance, shall be allowed.
- c. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Light fixtures shall be compatible with fixtures used elsewhere in the district.

5. Solid Waste

- a. Owners shall be encouraged in the joint use of solid waste collection agreements. Collection points may also act as vehicular access points for park maintenance vehicles.
- b. Building service areas and solid waste collection points shall be screened from the creek corridor, trail system, parking and vehicular use areas, and dedicated streets and shall not be within 20 feet of the minimum reservation line. Screening shall consist of living plant materials, fences and/or walls.

6. Relationship of Buildings to Site

- a. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe and efficient pedestrian movement, and parking areas.
- b. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.
- c. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
- d. The height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- e. Setbacks shall meet those of the C-1, General Commercial District for all commercial uses.
- f. All developments adjacent to the creek shall orient a focal point to the floodplain of the creek and have pedestrian access to the trail system.

7. Relationship of Buildings and Site to Adjoining Area

Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.

- a. Attractive landscape transition to adjoining properties shall be provided.
- b. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
- c. Joint vehicular access agreements from dedicated streets are encouraged and may be required by the Design Review Board.
- d. Park access easements for vehicular and pedestrian traffic shall be indicated on the site plan.
- e. Elevation drawings showing all sides of a building shall be provided.

8. Building Design

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. Materials shall be selected for harmony of the building with adjoining buildings.
- d. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components wholly or partly visible from public ways.
- e. Materials shall be of durable quality.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- h. Colors shall be harmonious and shall use only compatible accents.

- i. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- j. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

9. Miscellaneous Structures and Street Hardware

- a. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
- b. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs.

10. Landscaping

Landscape elements included in these criteria consist of all forms of plantings and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures. In addition to the requirements of Section 7.5, Landscaping and Tree Protection, all landscaping shall meet the following:

- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- b. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking, and, if seating is provided, for sitting.
- c. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.
- d. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- e. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- f. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- g. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- h. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- i. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.

- j. In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.

11. Signs

Commercial projects shall follow the requirements of the C-1, General Commercial District in addition to meeting the following:

- a. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- b. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- c. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- d. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

12. Maintenance

- a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
- c. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.
- d. Major maintenance activities that occur after a project is complete shall be reviewed by the Design Review Board. These activities include any replacement of light fixtures or standards, and major fence or landscape work or replacement. The intent is to insure that the development standards of this UDO are maintained throughout the life of a project.

B. Northgate Districts (NG)

The Northgate Area is one of the oldest urban areas within the City of College Station. The Northgate Redevelopment Plan, which is incorporated herein by reference, describes the Northgate area as having played an important role in serving both the City of College Station and Texas A&M University and as a unique "campus neighborhood" containing local businesses, churches, and off-campus housing in close proximity to the University. Existing development in the Northgate area has aged and deteriorated and, as a result, needs revitalization and redevelopment. Therefore, this zoning district and zoning regulations have been designed to aid in revitalization and redevelopment that is compatible with and will serve to preserve the character of the Northgate

area. This zoning district and concomitant regulations are only applicable in this area.

The Northgate District consists of three Subdistricts; (1) NG-1 Core Northgate, (2) NG-2 Commercial Northgate, and (3) NG-3 Residential Northgate.

The following supplemental standards apply to the entire Northgate District.

1. Special Restrictions

Parking and traffic studies conducted for the Northgate Redevelopment Plan reveal that there is a significant deficiency in the numbers of available parking spaces and that existing parking and traffic facilities are sub-standard. Because each particular use has relatively different parking and traffic impacts, when reviewing a project the DRB may require additional parking and traffic impact studies, a review of existing occupancy, and other reasonable appropriate data to determine the impact of the project. Additional parking may be required where studies reveal that it is necessary to relieve or mitigate this impact.

2. Subdistrict Regulations

a. Subdistrict NG-1 Core Northgate

This subdistrict is intended for areas in Northgate containing historically significant structures that are included in the Northgate Historic Resources Survey, as well as structures that may be eligible for inclusion in the National Register for Historic Places. This subdistrict also applies to areas containing a diversity of pedestrian-oriented retail and entertainment businesses that are in close proximity to on-campus dormitories. This zoning district shall incorporate regulations in accordance with the Northgate Redevelopment Plan, which are designed to aid structural rehabilitation and pedestrian-oriented infill development in a manner compatible with the character of the Northgate area.

(1) Historic Structures

Structures over 50 years in age that are reflected as high or medium priority structures in the Northgate Historic Resources Survey or have been determined to be eligible for inclusion on the National Register of Historic Places shall be treated using methods and materials in accordance with the Secretary of the Interior's Standards for Rehabilitation.

(2) Dimensional Requirements

As required by Chapter 3, Building Regulations of the City of College Station Code of Ordinances. Refer to Section 5.7, Design District Dimensional Standards.

(3) Parking Requirements

Off-street parking shall be as required by the DRB in accordance to parking and traffic impact study data. The offstreet parking required by the DRB shall not exceed the minimum parking requirements set forth in the Parking Requirements contained in Section 7.2, Off-Street Parking Standards.

(4) Bicycle Parking

Projects involving site development or redevelopment require the installation of bicycle parking spaces. For commercial businesses, a minimum of two bicycle parking spaces per business plus one additional space for each 1000 square feet of floor area above 2,000 square feet shall be required. For apartments or residential condominiums, a minimum of one bicycle space per dwelling unit shall be required. In no case shall more than 20 bicycle parking spaces per business or apartment building be required.

(5) Landscape Requirements

A landscape plan shall be required for all proposals involving site development or redevelopment, and shall be reviewed by the DRB in accordance with the following standards:

- (a)** Landscape/streetscape improvements shall be required along at least one-third of the length of a property's frontage onto public streets. Doorway widths and driveways shall be excluded from frontage calculations.
- (b)** Live plant material must be included where feasible in each proposal.
- (c)** Eligible landscape/streetscape improvements shall include raised planter boxes, at-grade planting beds, indoor window plantings where sidewalks are too narrow for outside plantings, seating benches, light features, trash receptacles, decorative railings, and other elements featured in the College Station Streetscape Plan.
- (d)** The standards set forth herein are in lieu of, and not in addition to, the landscaping requirements contained in Section 7.5, Landscaping and Tree Protection.

(6) Sign Regulations

Attached signs only. Refer to Section 7.4, Signs.

(7) Parking

A three-foot high parking screen shall be provided when parking is adjacent to public right-of-way. Screening may be accomplished using plantings, berms, or structural elements.

(8) Dumpsters

Dumpsters shall be kept in the rear of the building and shall be screened with devices made of masonry or wood with surrounding landscaping. Where feasible, consolidation of dumpsters may be required by the DRB.

b. Subdistrict NG-2 Commercial Northgate

This subdistrict is intended for areas in Northgate containing larger retail commercial uses and undeveloped land. This subdistrict also applies to areas identified in the Northgate Redevelopment Plan as suitable for mixed-use redevelopment in close proximity to Texas A&M University. This zoning district shall incorporate regulations designed to aid mixed-use development and redevelopment in a manner compatible with the general character of the Northgate area.

(1) Dimensional Requirements

As required by Chapter 3, Building Regulations, of the City of College Station Code of Ordinances. Refer to Section 5.7, Design District Dimensional Standards.

(2) Parking Requirements

Off-street parking shall be required by the DRB in accordance to parking and traffic impact study data. The offstreet parking required by the DRB shall not exceed the minimum parking requirements set forth in the parking requirements contained in Section 7.2, Off-Street Parking Standards.

(3) Bicycle Parking

Projects involving site development or redevelopment require the installation of bicycle parking spaces. For commercial businesses, a minimum of 2 bicycle parking spaces per business plus 1 additional space for each 1,000 square feet of floor area above 2,000 square feet shall be required. For apartments or residential condominiums, a minimum of 1 bicycle space per unit shall be required. In no case shall more than 20 bicycle parking spaces per business or apartment building be required.

(4) Landscape Requirements

A landscape plan shall be required for all proposals involving site development or redevelopment, and shall be reviewed by the DRB in accordance with the following standards:

- (a)** Landscape/streetscape improvements shall be required along at least one-third of the length of a property's frontage onto public streets. Doorway widths and driveways shall be excluded from frontage calculations.
- (b)** Live plant material must be included where feasible in each proposal.
- (c)** Eligible landscape/streetscape improvements shall include raised planter boxes, at-grade planting beds, indoor window plantings where sidewalks are too narrow for outside plantings, seating benches, light features, trash receptacles, decorative railings, and other elements featured in the College Station Streetscape Plan.
- (d)** The standards set forth herein are in lieu of, and not in addition to, the landscaping requirements contained in Section 7.5, Landscaping and Tree Protection.

(5) Sign Regulations

Attached signs only. Refer to Section 7.4, Signs. Provided however, if the applicable site complies with both the area requirements and landscape requirements established for subdistrict NG-2 and district C-1, the sign regulations for the NG-2 subdistrict shall be the same as those established for the C-1 district.

(6) Parking Screening

A 3-foot high parking screen shall be provided between parking and adjacent public rights-of-way. Screening may be accomplished using plantings, berms, or structural elements.

(7) Dumpsters

Dumpsters shall be kept in the rear of the building and shall be screened with devices made of masonry or wood with surrounding landscaping. Consolidation of dumpsters shall be encouraged by the DRB.

c. Subdistrict NG-3 Residential Northgate

This subdistrict is intended for areas in Northgate containing a variety of residential uses and structures, some of which may be historically significant and included in the Northgate Historic Resources Survey. This sub-district also applies to areas determined to be suitable for higher density residential developments due to its close proximity to Texas A&M University. This zoning district incorporates regulations in accordance with the Northgate Redevelopment Plan, which are designed to aid pedestrian-oriented redevelopment in a manner compatible with the residential character of the Northgate area.

(1) Area Requirements

As required by Chapter 3, Building Regulations of the City of College Station Code of Ordinances. Refer to Section 5.7, Design District Dimensional Standards

(2) Parking Requirements

Off-street parking shall be required by the DRB in accordance to parking and traffic impact study data. The offstreet parking required by the DRB shall not exceed the minimum parking requirements set forth in the Parking Requirements contained in Section 7.2, Off-Street Parking Standards.

(3) Bicycle Parking

Projects involving site development or redevelopment require the installation of a minimum of one bicycle space per dwelling unit. In no case shall more than 20 bicycle parking spaces per apartment project be required.

(4) Landscape Requirements

A landscape plan shall be required for all proposals involving site development or redevelopment, and shall be reviewed by the DRB in accordance with the following standards:

- (a)** Landscape/streetscape improvements shall be required along at least one-third of the length of a property's frontage onto public streets. Doorway widths and driveways shall be excluded from frontage calculations.
- (b)** Live plant material must be included where feasible in each proposal.
- (c)** Eligible landscape/streetscape improvements shall include raised planter boxes, at-grade planting beds, indoor window plantings where sidewalks are too narrow for outside plantings, seating benches, light features, trash receptacles, decorative railings, and other elements featured in the College Station Streetscape Plan.
- (d)** The standards set forth herein are in lieu of, and not in addition to, the Landscaping Requirements contained in Section 7.5, Landscaping and Tree Protection.

(5) Sign Regulations

Attached signs only. Refer to Section 7.4, Signs.

(6) Parking Screening

A 3-foot high parking screen shall be provided when parking is adjacent to public rights-of-way. Screening may be accomplished using plantings, berms, or structural elements.

(7) Dumpsters

Dumpsters shall be kept in the rear of the building and shall be screened with devices made of masonry or wood with surrounding landscaping. Where feasible, consolidation of dumpsters may be required by the DRB.

5.7 Design District Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Design Districts, unless otherwise identified in this UDO:

	Design Districts			
	WPC	NG-1	NG-2	NG-3
Minimum Lot Area	2,400 SF	None	None	None
Minimum Lot Width	24'	None	None	None
Minimum Lot Depth	100'	None	None	None
Minimum Front Setback	25'	None (C)	None (C)	15'
Minimum Side Setback	None (A)	None (A)	None (A)	None
Minimum Street Side Setback	15'	None	None	None
Min. Rear Setback	15'	15'	15'	None
Maximum Height	None	50'	None (C)	60'
Maximum Dwelling Units/Acre	N/A	N/A	N/A	(B)

Notes:

- (A) Lot line construction on interior lots is allowed where access to the rear of the building is provided on the site or by dedicated right-of-way or easement.
- (B) Minimum density of 12 dwelling units per acre (du/acre) is required.
- (C) If structure is higher than 50 feet, then a 25-foot setback shall be required from the public right-of-way.

5.8 Overlay Districts

In the event that an area is rezoned to apply overlay district provisions, this district shall apply to all multi-family, commercial and industrial property, and where applicable, to single-family, duplex or townhouse development. The underlying district establishes the permitted uses and shall remain in full force, and the requirements of the overlay district are to be applied in addition to the underlying use and site restrictions.

A. Corridor Overlay (OV) District

This district is established to enhance the image of gateways and key entry points, major corridors, and other areas of concern, as determined by the City Council, by maintaining a sense of openness and continuity.

The following supplemental standards shall apply to this district:

1. Setbacks

All buildings will be set back 40 feet from the right-of-way. Where parking is located in the front of the building, there shall be a front setback of 20 feet from the right-of-way to the parking area.

2. Signs

- a. Signs shall include no more than three colors and two lettering (font) styles. At least one of the colors must match the predominant colors of the building. For the purposes of this section, black or white shall not be considered as colors.
- b. Freestanding signs shall be limited to the restrictions of Section 7.4, Signs, but shall not exceed the height of the building.
- c. No pennants, banners, or other wind-driven devices will be permitted except for a 30-day period during the opening of an establishment.

3. Building Colors

Building colors shall be neutral and harmonious with the existing man-made or natural environment, and only compatible accent colors shall be used. All colors shall be approved by the Administrator. The applicant must provide elevation drawings and color samples.

4. Special Restrictions for Retail Fuel Sales

In cases where the underlying zoning district permits gasoline service stations and a station is proposed, the following restrictions shall apply:

a. Activities Restricted

- (1) No major emergency auto repair; and
- (2) No body, fender, or paint work.

b. Signs

- (1) Sign height shall be restricted by the provisions of Section 7.4, Signs, but shall not exceed the height of the building.
- (2) One detached sign and two attached signs will be permitted.
- (3) No freestanding fuel price signage shall be permitted.
- (4) Signs for air, water, and other similar services or products must meet the criteria for exempt signs as provided in Section 7.4, Signs.

B. Redevelopment District (RDD)

The purpose of this district is to facilitate the redevelopment of existing nonconforming commercial centers through flexible or relaxed standards, which can accommodate existing physical limitations and take extraordinary circumstances into account. The Redevelopment District (RDD) is an overlay district. The permissible uses on any site shall be governed by the underlying zoning.

The following supplemental standards shall apply to this district:

1. Location

A Redevelopment District (RDD) may be established upon any commercially-zoned property where the initial development was established a minimum of 20 years prior to the rezoning request and the proposed redevelopment meets the intent of this section. Special consideration should be given to those areas considered "gateways" and/or historic, and those with close proximity to Texas A&M University.

2. Standards

Although every effort should be made to meet all requirements of this UDO, designated Redevelopment Districts may be allowed to waive up to 50 percent of required parking standards and landscaping where physical limitations and the site's location and relationship to the goals of the Comprehensive Plan warrant consideration. A lesser percentage may be established as part of the approval process.

3. Criteria for Evaluation

Evaluation of all sites and site plans for rezoning to RDD shall consider the following:

- a. Conformance with the Comprehensive Plan;
- b. Aesthetic contribution of the proposed redevelopment;
- c. Economic viability of the existing site;
- d. Physical limitations and the demonstrated inability to meet current requirements;
- e. Public health and safety standards; and
- f. Effort made to meet all standards of this UDO.

Full engineering of sites may not be required for the establishment of a Redevelopment District; however, a preliminary engineering study will be required which assesses parking, vehicular access and circulation, drainage and utility requirements.

4. Procedure for Establishment

The procedure for rezoning to RDD shall be the same as any other rezoning application except that a site plan of the proposed redevelopment of the site shall be carefully evaluated to ascertain the site plan's benefit to achieving the goals of the Comprehensive Plan. Elevations of proposed structures may be required as part of the review process, or to determine eligibility for rezoning.

Full engineering may not be required for evaluating a property for rezoning. Varying levels of information may be required by the Administrator depending upon the peculiarities of any given site.

The site plan components shall govern the redevelopment of the site following the approval of an RDD.